



# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Cynthia Howk DATE: Dec., 1994  
133 S. Fitzhugh St.

YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

## IDENTIFICATION

1. BUILDING NAME(S): \_\_\_\_\_  
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: \_\_\_\_\_  
3. STREET LOCATION: 58 Lake Shore Drive  
4. OWNERSHIP: a. public ☐ b. private ☒  
5. PRESENT OWNER: Mr. & Mrs. Kevin Culross ADDRESS: (Same) Hilton, NY 14468  
6. USE: Original: residence Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐  
Interior accessible: Explain private residence

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☒ g. stucco ☐ other: \_\_\_\_\_  
roof - asphalt shingles. foundation - concrete block.  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☒  
c. masonry load bearing walls ☐  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☐ b. moved ☒ if so, when? Twice; most recently  
c. list major alterations and dates (if known): in 1952.

Due to shoreline erosion, house & garage have been moved twice - most recently in 1952 (per Jim Olin, who has lived at 116 Lake Shore Dr. since 1941).

12. PHOTO: (see also continuation sheet)

13. MAP:

"This is not quite as interesting a house, architecturally as #240 Lake Shore. Let's make it a 'green.' But it has a magnificent site with those boulders along the shoreline. I don't think I'd want to live there with the lake storms that you get!" P.Malo.

COLOR CODE



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐  
d. developers ☐ e. deterioration ☐  
f. other: erosion of site by lake (N. of house)
15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn ☐ b. carriage house ☐ c. garage ☒  
d. privy ☐ e. shed ☐ f. greenhouse ☐  
g. shop ☐ h. gardens ☐  
i. landscape features: deciduous trees/shrubs  
j. other: large boulder breakwater immediately north and east  
of the houses.
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land ☐ b. woodland ☒  
c. scattered buildings ☐  
d. densely built-up ☒ e. commercial ☐  
f. industrial ☐ g. residential ☒  
h. other: immediately next to Lake Ontario shoreline
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1930s  
ARCHITECT: not determined  
BUILDER: not determined
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: residential

11c.

The house appears to have had no major alterations or additions since its date of construction.

17. This house is located on the north side of Lake Shore Drive in the northwest quadrant of the town. The lot size is 58' by 131.' The property is situated at the east end of Lake Shore Drive, which terminates in a dead-end in front of this residence and its adjacent garage. The lot is situated directly on the Lake Ontario shoreline and only slightly above the beach/water level. To protect the site from erosion, a wide retaining wall of large boulders encircles the east and north sides of this lot, within 10' of the house. A contributing early, 20th-century garage is to the southeast of the house and next to the roadway. There is woodland to the east. The neighborhood consists of 20th-century residential architecture, ranging from the c. 1930s to the present.

18. This two-story residence has alternating wide and narrow rows of wood shingle cladding and a concrete block foundation. There is a brick chimney on the ridgeline of the roof. The house features a steeply-pitched, side-gambrel roof plan with continuous, shed-roofed dormers on the front and rear of the house. Fenestration is regular and includes 1/1 and 6/1 double-hung sash, as well as 6-paned casement sash. One-story, "sunrooms" extend from the east and west elevations. Here the upper walls of the sunrooms are composed of an almost continuous row of six-paned sash, set in pairs. The facade features a center entrance with a cantilevered square entrance hood that extends out from the lower roof and over the front steps.

The contributing early 20th-century, two-car garage is also clad in alternating wide and narrow rows of wood shingles. Two modern over-head garage doors face the road.

The site is enhanced by its location directly on the shoreline, which affords dramatic views of Lake Ontario to the east and north.

20. Apparently built in the 1930s, this house is architecturally significant as an example of early 20th-century Dutch Colonial Revival architecture in the town. It

20. continued

retains its integrity of design, materials, and craftsmanship. It appears to have had almost no alterations in its five-plus decades. The contributing garage and location on the shoreline add to the integrity of the setting. Historically, it represents the c. 1930s development that came to this remote northwest corner of the town, when former farm property was subdivided into building lots and houses were erected for seasonal/vacation use along the shoreline.

The steeply-pitched, side-gambrel roof and long, shed-roofed front and rear dormers are characteristic of the Dutch Colonial Revival in the 1920s and '30s. The side-gambrel plan was the predominant form during this era. Although this is called "Dutch Colonial," very few examples closely follow early Dutch precedent. The "Colonial Revival" was the dominant style for domestic building throughout the country during the first half of this century. The different subtypes were not, however, equally common throughout this long period. The "Dutch Colonial" was most popular during the 1900s-1930s.

The 1902 county map shows this area as a large 239.35-acre parcel owned by George W. Payne. Lake Shore Drive did not exist. To the west was North Town Line Road (current Payne Beach Rd.). The area was rather remote and transportation access was limited; the Manitou Beach trolley tracks only extended as far as Manitou Beach to the east.

The 1924 county map shows that "Lake Shore Drive" had been laid out, extending east from Payne Beach Road (former N. Town Line Rd.). Property along Lake Shore Dr. was divided into small building lots and this parcel is shown as Lot 74 (no building on the site). George W. Payne is still shown as the owner of a 106-acre parcel to the south of Lake Shore Drive (see survey information for 64 Payne Beach Road).

The Tax Assessor's office lists 1928 as a possible construction date for this house. The 1930 suburban directory, however, includes Lake Shore Drive, but no buildings are yet listed on this street. Lake Shore Drive is listed in the suburban directories into the mid-1940s, but no addresses/owners are shown. It is not until the 1948 suburban directory that house numbers and property owners are listed for Lake Shore Drive. It is possible that, because of its remote location, this residential street was not

Town of Greece Historic Sites Survey  
Monroe County, New York  
58 Lake Shore Drive  
page 5

20. continued

considered a "suburban" neighborhood and its addresses/owners, were excluded from the directory's annual listings for a number of years.

The 1959 map shows this house as the last house on the east end of Lake Shore Drive. The lot is 60' by 119' and the area is marked "Payne Beach A-7 and 47-33." The "proposed Lake Ontario Parkway" is shown to the south.

Mr. and Mrs. Kevin Culross have resided here for seven years.

From the Dutch Colonial architectural design of this house, it appears that a construction date of the late 1920s - 1930s is possible for this residence.

21. See final report for bibliography.

